



SELECTBOARD MEETING OF June 23, 2009

Members Present: Shaun Bryer, Bob Beeman, Todd Yando and Dave Yacovone.

Department Heads: Dan Lindley, TA; Mark Leonard, Zoning Administer.

Guests: Pat Stemens, Dave Stemens, Gary Cole, Max Paine, Dave Campbell, Susan Low, Arlene Marrinan, Kathleen O'Neill, Heather Sargent, Harriet Merrill, Richard Sargent, Brian Coles, Andrew Volansky, Dawn Andrews, Barb Damon, Karen Loh, Steve Rae, Mike Isabell, Kelly Rogers, Berta Pykase and Meredith McGee

Meeting was called to order at 6:05PM in the Tegu Building Community Meeting room by Shaun Bryer, Chair.

I. OLD BUSINESS

1. Zoning Bylaws 4th Hearing Deliberation Session

• Community Concerns-

- Should be working together as a community to keep more of our dollar in the community
- Is Walmart Coming? Shaun Bryer stated not necessarily, but the 75,000 sq. ft cap that the Planning Commission has proposed could prevent them from coming. Generally the Walmart stores and other department stores are 125,000-150,000 sq ft.
- Concerns about big box stores coming into the BOP. The BOP is already zoned, but not for retail, it is zoned for business.
- Town meeting isn't the place to discuss a document of this size. We have a Planning Commission that is appointed by the Selectboard to do research work and inform the public.
- We need to keep the Character of the Town, we should encourage Mom & Pop Stores to grow rather than inviting big box chain stores into our community.
- Is the Selectboard considering changes that are not proposed by the PC? In order for the Selectboard to make a substantial change it would need to ask the Planning Commission to make the changes and present a revised document and we would need to hold another public hearing.
- Ag land price per acre is really low. Developers will buy up land. We should increase the price to protect our green.
- Sprawl would draw people out of town rather than to town. Expanding BOP would open up more opportunities. The BOP is not zoned for Commercial, it is zoned for Business. The Commercial district is on the North end.
- Where did the 75,000sq. ft come from? It was a compromise between being too limiting to no limits. The PC thought this was a happy medium. We could get some department stores but not the big box stores.
- MACC- felt that they had done their job by getting people to come to the meetings and take an interest. They would like to keep our green, they don't want to see a Williston,

preserve the downtown, and utilize smart growth. Does MACC support the bylaws. They feel that they are a compromise, but they do support them.

- BOP setback should be enough to allow for a good sized buffer. The bylaws proposed would require the landscaping to be New England campus style and have a buffer.
- In order to put our downtown back together we should be exploring creative sources, such as community block grants. Business entrepreneurs can access the Morristown Development Fund for low interest loans.
- Adoption of Bylaws- Selectboard can adopt as a whole reject as a whole, or make substantial changes, ask PC to make amendments and hold another hearing.

- **Deliberation Session**

- Board reviewed changes section by section. For most sections all members were in agreement, sections that need more discussion are as follows
 - Tapered setbacks in the COM
 - 75,000 sq. ft cap in the COM for single stand alone structures and/or retail business
 - RRA –added stay limits to B&B
 - Home Occupation- Added “offsite” contractors as home occupation
 - SSMA- Selectboard is in agreement with creating mitigation and clustering requirements to prevent reduction of Primary Agricultural Soils, but would like to see the amount per acre increased.
 - BED the board did not discuss this section but plan to along with the others aforementioned at the Regular Selectboard Meeting on July 13, 2009

I. ADJOURN

Motion made by Dave Yacovone, seconded by Todd Yando to adjourn meeting at 8:15 PM.

Motion approved. (4/0)

Respectfully submitted and filed this 24th day of June 2009

Erica Reed, Administrative Assistant

Please note that all minutes are in draft form unless otherwise stated.